

# RIATA RANCH

1514± Acres | La Salle County



SIMPSON RANCHES  
&  
LAND, LLC

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## DESCRIPTION

Riata Ranch is an outstanding turn-key South Texas ranch that is ready to become your next great family hunting property or commercial hunting operation. This high fence ranch, consists of 1514 acres, has some of the best native whitetail genetics that you can find anywhere in the state. With exceptional deer hunting, intentional improvements, an abundance of water and high-quality browse, this is the ideal property for the avid outdoorsman or those seeking a potential income producing hunting ranch.



## LOCATION

The property is located west out of Cotulla on FM 624. North on Camarone Pens Rd. Property on west side 3 miles north of FM 624.



### IMPROVEMENTS

The Ranch has several, well thought out improvements that make this ranch ready to enjoy on day one. At the highest point of the ranch sits the beautiful, custom built owner's home. This 2735 sq. Ft. home has stained concrete floors and granite counter tops with 4 bedrooms, 3 bathrooms and an open concept great room, kitchen and dining area. The house also includes covered parking, a screened-in back porch and fire pit that overlook the largest lake on the property. A short drive down a gravel road take you to the 40x120 shop and a mobile home that is used for additional guests. The 16x76 mobile home has 3 bedrooms, 2 bathrooms, a kitchen and living area, and a covered front porch. The shop has nearly 80 feet of parking equipment, a 26 ft bay with a roll up front door for enclosed parking and workshop, and a 20x40 cleaning area. The cleaning area was thoughtfully designed with 3 electric winches on trollies, a large walk-in cooler, an ice maker, a countertop with sink, and a great drain system for clean-up.



## WATER

Riata Ranch has an abundance of surface water. There are 4 large tanks/lakes that vary from 2 to 15 acres in size. Three of these lakes were dug out even deeper over the years and have consistently held water through severe periods of drought. In addition, a shared Carrizo water well that is situated on a neighboring ranch, fills a 20,000-gallon storage tank which gravity feeds 7 miles of water lines throughout the ranch. These lines currently feed 7 strategically placed water troughs around the ranch, 2 troughs for the DMP pens, and a newly installed 5,000-gallon storage tank that supplies water to the homes and shop area.



## TERRAIN/HABITAT

You can't grow big whitetail without proper vegetation, and this ranch is no exception. Numerous high quality browse species can be found on this ranch including Black Brush, Guayacan, Coma, Granjeno, White Brush, Guajillo and several others. Over the past decade, Riata Ranch has prioritized making intentional improvements to the natural browse by using methods such a roller chopping, root plowing, shredding, and spraying of undesirable species such as prickly pear and tumbleweed.

## WILDLIFE

The whitetail deer herd has been meticulously managed over the past 11 years and is the highlight of the ranch. No outside genetics have ever been introduced, instead, Riata Ranch has used various herd management techniques such as culling and Deer Management Permit "DMP" pens to further enhance the native genetics. For 9 years, 2 bucks and 30-35 does from the native herd were selected and placed in 2 separate DMP pens. These bucks were carefully chosen based on desired characteristics and overall score. The ranch has grown some incredible deer, the largest scoring 231" B&C with several others surpassing the 200" mark. Over the past 2 hunting seasons, 3 bucks were harvested that scored between 196 and 200. In addition to the outstanding whitetail herd, other native species include javelina, coyote, bobcat, dove, quail and occasional hog. In years of good rainfall, the dove hunting has been exceptional around the ranch's tanks.



## EASEMENTS

There is one pipeline that crosses the ranch, and annual mowing is done in the late spring to early summer time period. A couple other pipelines run in the easement road.





**MINERALS**

There are no minerals to convey, and there is no oil or gas production on the ranch.

**SUMMARY**

Riata Ranch in South Texas offers 1514 acres of prime hunting grounds with exceptional native whitetail genetics. It's perfect for both family hunting and commercial operations, boasting abundant water, high-quality browse, and intentional improvements for an optimal outdoor experience.



## DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.



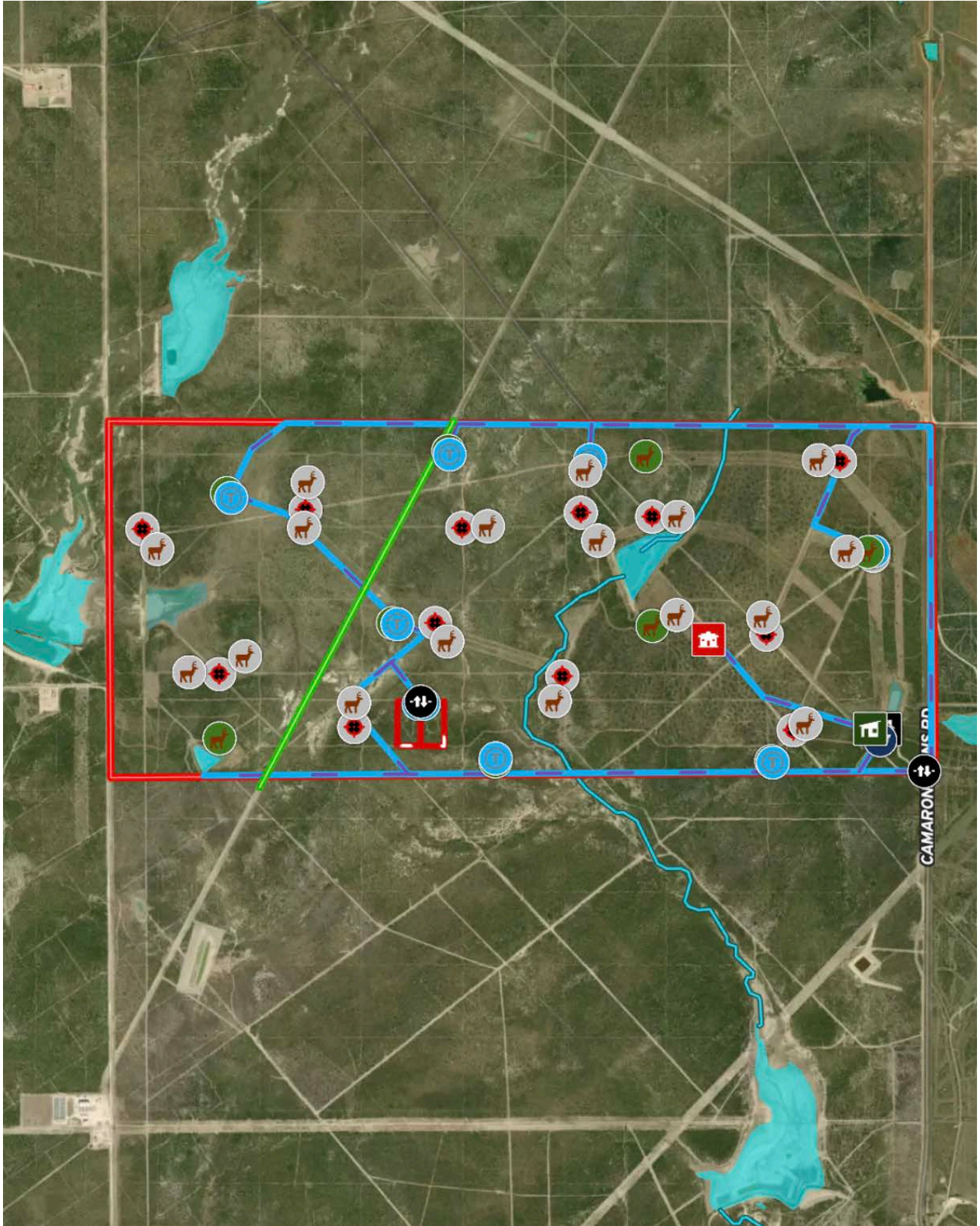
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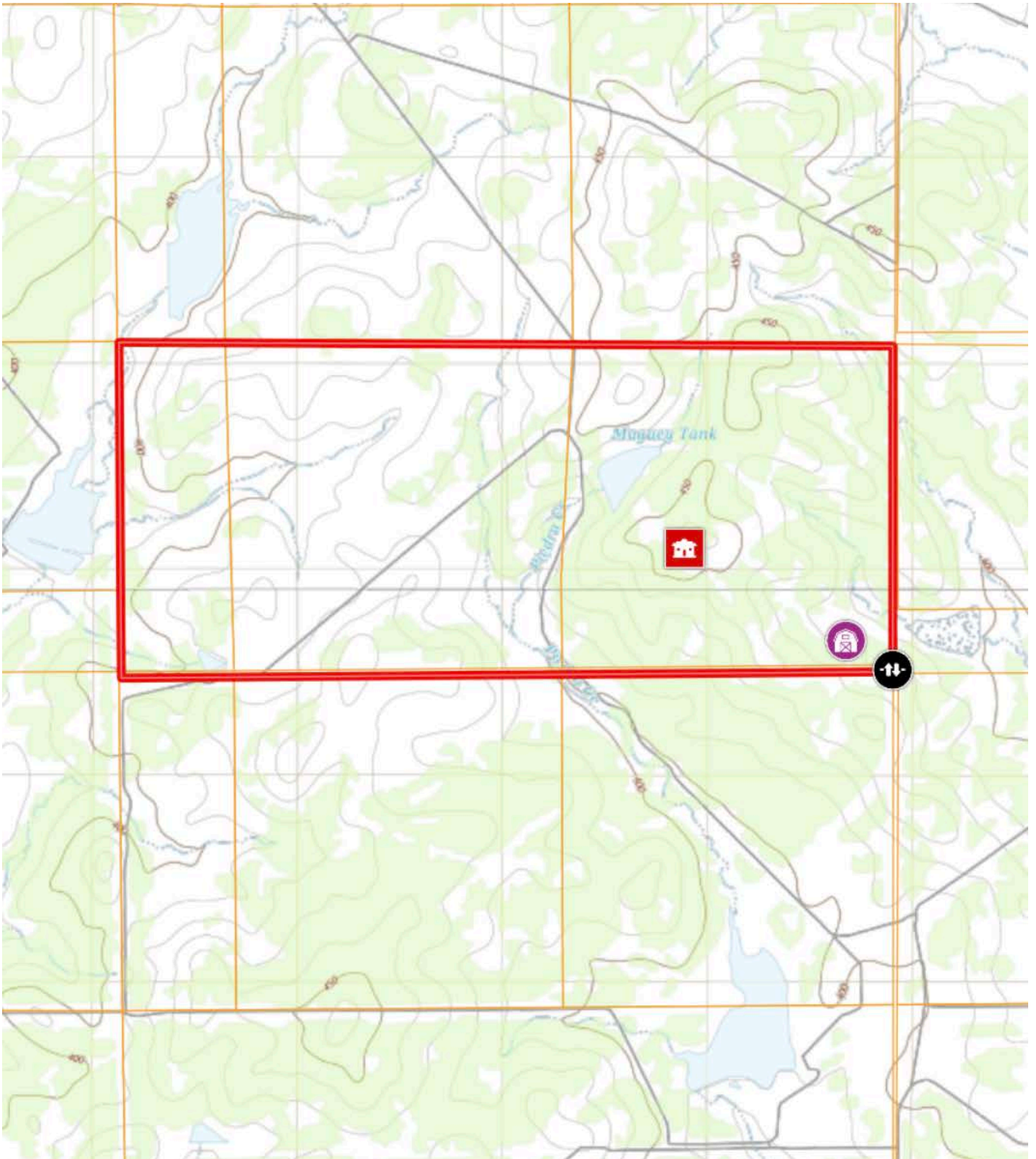


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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone

<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Patrick Easley</u>	<u>578560.</u>	<u>Patrick@SimpsonRanches.com</u>	<u>210-410-8350</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date

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## NOTES

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